

174.0

0007

0017.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

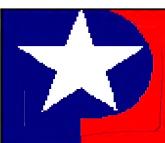
Total Card / Total Parcel

1,253,200 / 1,253,200

APPRAISED: 1,253,200 / 1,253,200

USE VALUE: 1,253,200 / 1,253,200

ASSESSED: 1,253,200 / 1,253,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LANCASTER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ZEBARDAST NAZLEE	
Owner 2: LICKORISH ANTONY D	
Owner 3:	

Street 1: 53 LANCASTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: DELPHI HOLDINGS LLC -

Owner 2: -

Street 1: 21 SYCAMORE DRIVE

Twn/City: WESTWOOD

St/Prov: MA Cntry

Postal: 02090

## NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 3033 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9455	Sq. Ft.	Site		0	70.	0.67	6				Topo	-10					443,300						443,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9455.000		809,900				443,300		1,253,200						116608	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/06/19	

## USER DEFINED

Prior Id # 1:	116608
Prior Id # 2:	
Prior Id # 3:	
Date:	12/30/21
Time:	17:19:39
PRINT	
Date:	12/10/2020
Time:	
LAST REV	
Date:	11/03/20
Time:	14:14:27
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr							Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value		Notes		Date	
2022	101	FV					809,900		0		9,455.		443,300		1,253,200						Year end		12/23/2021			
2021	101	FV					785,300		0		9,455.		443,300		1,228,600						Year End Roll		12/10/2020			
2020	101	FV					539,700		0		11,192.		476,100		1,015,800		1,015,800				Year End Roll		12/18/2019			
2019	101	FV									11,192.		469,300		469,300		469,300				Year End Roll		1/3/2019			
2018	101	FV					205,500		6300		11,192.		360,500		572,300		572,300				Year End Roll		12/20/2017			
2017	101	FV					205,500		6300		11,100.		338,800		550,600		550,600				Year End Roll		1/3/2017			
2016	101	FV					205,500		6300		11,100.		311,700		523,500		523,500				Year End		1/4/2016			
2015	101	FV					193,400		6300		11,100.		291,400		491,100		491,100				Year End Roll		12/11/2014			

## Parcel ID

174.0-0007-0017.A

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELPHI HOLDINGS	73519-175	1	10/24/2019		1,399,900	No	No		Delphi Holdings LLC stills own a portion of t
SANTOSUSSO JOH	68289-232		10/27/2016	Estate/Div	458,000	No	No	4	
SANTOSUSSO JOH	31363-422		5/1/2000	Convenience		1	No	No	
SANTOSUSSO J	9858-69		9/30/1999	Estate/Div	205,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2018	1597	New Buil	328,000					
10/3/2018	1449	Foundati	14,000	C				
5/8/2018	569	Demoliti	15,000	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2020		DGM	D Mann
9/6/2019	Meas/Inspect	DGM	D Mann
5/20/2019	Permit Visit	DGM	D Mann
6/11/2018	Meas/Inspect	DGM	D Mann
10/24/2008	Meas/Inspect	345	PATRIOT
2/26/2000	Inspected	197	PATRIOT
12/20/1999	Measured	163	PATRIOT
7/13/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

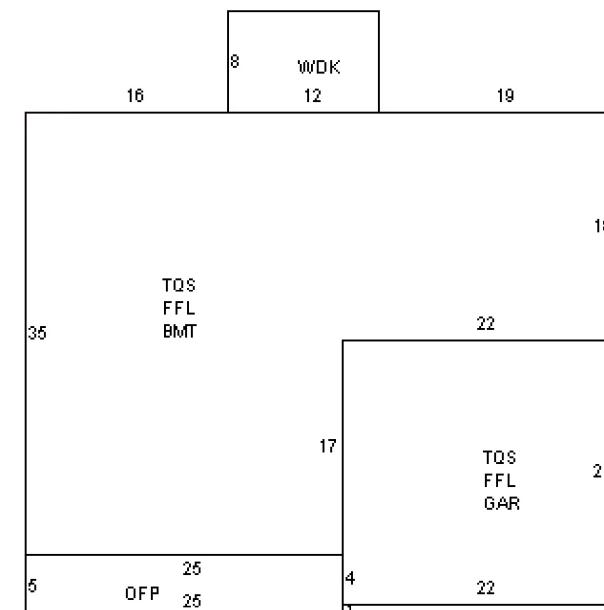
Type:	6 - Colonial	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	B+	- Good (+)
Year Blt:	2019	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:	G21	Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:		
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmt Flr:	12 - Concrete	
Subfloor:		
Bsmt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	15 - H.V.A.C	
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	1.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		1 %

**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	0.99622041
Const Adj.:	0.99989998
Adj \$ / SQ:	129.496
Other Features:	103563
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	818104
Depreciation:	8181
Depreciated Total:	809923

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.06
Special Features:	0	Val/Su Net:	162.40
Final Total:	809900	Val/Su SzAd:	267.05

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 174.0-0007-0017.A

**IMAGE**